



## CHURCHILL GARDENS, SW1V

£525,000

LEASEHOLD

### At a glance...

- Two Double Bedrooms
- Extended Lease
- 4th Floor with Lift
- Great Outlook
- Excellent Condition
- Council Tax Band: C

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## CHURCHILL GARDENS, SW1V

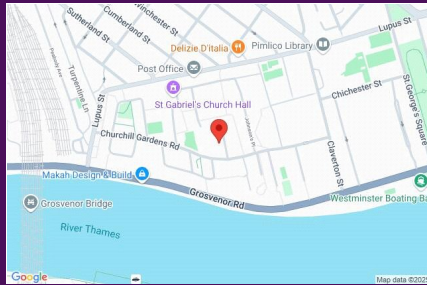
£525,000

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An excellent apartment with a lovely outlook on the 4th floor of this well run building in Churchill Gardens. The flat is at the end of the corridor and therefore slightly larger and this apartment is presented in good condition throughout.

With two double bedrooms, large separate kitchen, reception room with balcony, bathroom and separate cloakroom the flat is well laid out offering space throughout.

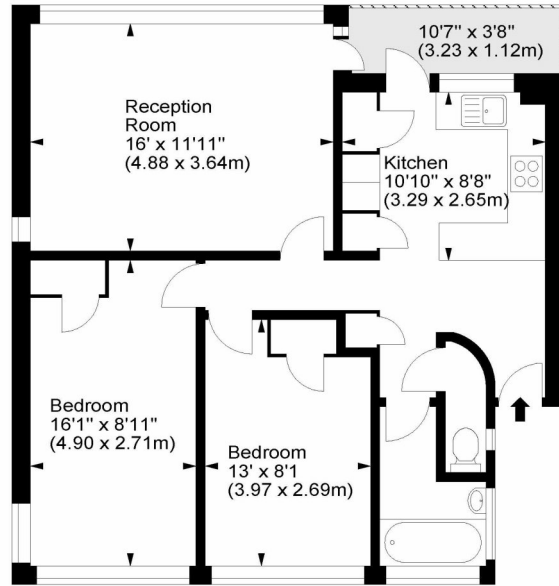
An ideal 1st time buy in central London and, in addition, the current owner has extended the lease and the service charges include heating and hot water.



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## Bramwell House, SW1

Approx. Gross Internal Area  
704 Sq Ft - 65.40 Sq M



Fourth Floor

For illustration purposes only. Not to scale.  
All measurements are taken and shown at floor level.  
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